

Home of the week
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SOLICITORS

and, together with one of the other bathrooms, his-and-hers hand basins.

The bedrooms, which all still have vaulted ceilings, are generous in size – the master bedroom is exceptionally large, offering ample space for the creation of a dressing area if required.

At present, there are no fitted wardrobes but the current owner is offering an allowance of £10,000 towards having these fitted.

From the space offered throughout the property right down to the last centimetre of the finish, The Penthouse is a truly impressive home.

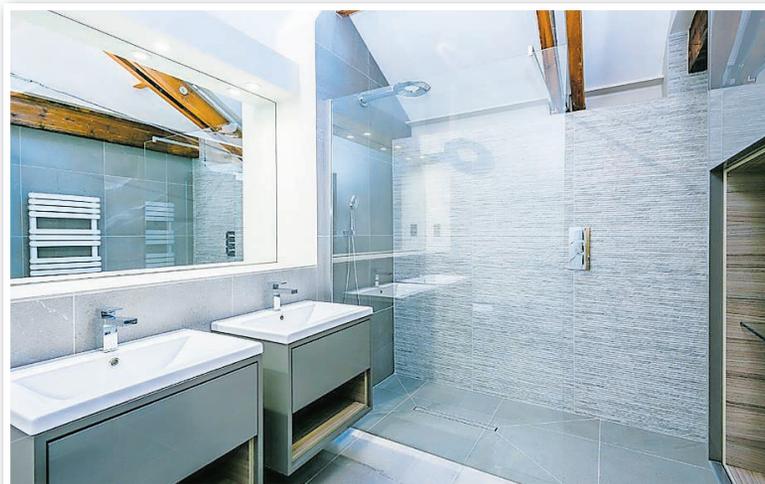
Features such as zone-controlled, under-floor heating and air conditioning, tracking lights and a wifi entertainment

system are the icing on the cake here: the pleasure will be in the daily enjoyment of just living in the apartment.

This is a property from which new owners will be able to stroll into the city within just a minute or two – or simply enjoy it from their own sofa.

They will wake up and go to sleep to the sight of the city beneath and beyond them yet their home will also offer a combination of tranquillity, space and setting which must surely be unique to Norwich and Norfolk.

The Penthouse in Norwich, is on the market with Savills, for offers in excess of £1 million. For more information call Savills on 01603 229229 or visit www.savills.co.uk



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Listed buildings and indemnity insurance

We are buying a period house that is listed (Grade II) and needs renovating. We are concerned about the history of the house and whether the current owners have complied with all necessary planning laws, as they seem rather poor with detail. There is a modern looking sunroom at the side of the house. Could we have a problem with this?

Owning a listed building is a responsibility. The council can take enforcement action against you if a previous owner has breached the listing. Your solicitor should obtain a copy of the listing. You will need to ensure that all improvements and additions, such as the sunroom, have the benefit of planning permission, building regulation approval and listed building consent.

Our solicitor has been informed that the sunroom replaced a previous lean-to construction that was built some time ago. Could the council pursue us if this was not authorised?

There is no time limit for the council to take action for breach of the listing. An indemnity policy would give you some protection. The seller should pay for such a policy and your solicitor will check the conditions of the policy with you. The policy will cover the risk of possible enforcement action over the lack of listed buildings consent. You will need to comply with the conditions of the policy. You should not disclose the existence of the policy to any third parties.

Carrying out further works may breach the terms of the policy. You could ask the council to inspect the house now to ensure that all necessary consents have been obtained, but this may then mean that indemnity insurance is not available as the council could then be aware of any breaches.

Will a policy cover us if there is a problem in the future?

You may need to apply for retrospective consent from the council, but do check with the insurers before taking any such steps. If this is not granted, the policy may cover the cost of replacing or altering the sunroom to comply with the requirements of the council or to compensate you for the loss of the sunroom if it has to be demolished.

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The column is not a comprehensive statement of the law and you should always seek legal advice.